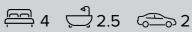
# FIXED PRICE House & Land Package





### Brighton 35 | Monroe Facade





## Lot 3203, Oran Park, Oran Park

**PACKAGE PRICE** \$1,296,900 **HOUSE PRICE** \$551,400

LAND PRICE \$745,50<u>0</u>

#### EDEN BRAE PACKAGES Featured Inclusions

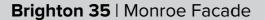
- Advantage Series Luxury Inclusions
- Ducted air conditioning
- Stone benchtop to kitchen
- SMEG kitchen appliance package
- Selection of either floor tiles or natural timber look laminate flooring to entry, kitchen, meals and family room.
- Selection of quality textured loop pile carpet in a wide range of contemporary colours to balance of home
- Alarm System & Remote Controlled Garage
  Door
- Plain concrete to alfresco (where applicable)

- Driveway and path to entry
- Efficient Energy Saving Solar System
- Low E Glazing to All Windows
- R2.7 Glass Wool Wall Insulation
- Thermoseal Wall Wrap to Home
- Above Ground Rainwater Tank
- Ceiling Mounted Fans to Living Areas

## FIXED PRICE House & Land Package







BED 4

BT

GAMES 3.74 X 3.84

13760

10430

BED 3 3.07 X 3.50

VOID

RETREAT

BED 2 3.05 X 3.50

Ø

**()** EN:

BED 1 6.12 X 3.98

BAL

₩ 4 2.5 € 2

30.00



15.00

\*Package prices are based on standard home, standard facade and builders preferred siting. Depicted facade may incur an additional charge. Pricing may vary due to actual land availability. House & Land Packages are subject to developer's design review panel, council final approval and Eden Brae Homes Procedure of Purchase. All prices are GST inclusive. Eden Brae Homes reserves the right to change prices without notice. Start date is subject to client, developer and council imeeting time frames including but not limited to, land registrations, arount of client variations, developer/council approval, acceptance of tender and condition of services. Package provided is based on Eden Brae Homes preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services - including but not limited to sewer/stormwater locations, drainage grates, Telstra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements, or Section 888 instrument, may necessitate floor plan or siting amendments. Please speak to your Eden Brae Homes Sales Consultant or refer to individual marketing material. Builders License Number 120300C. Effective October 2024

Call 1300 645 860

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